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October 21, 2021 – The Draft County of Orange 6<sup>th</sup> Cycle Housing Element Update was available for public review between September 17, 2021 to October 15, 2021. Attached are the public comments that were received.

**From:** Paul Dixon [REDACTED]  
**Sent:** Thursday, October 7, 2021 2:25 PM  
**To:** OChousing  
**Cc:** Paul Dixon  
**Subject:** PROPOSED LOW INCOME HOUSING IN SILVERADO

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

I have heard that a particular one acre site in the town of Silverado for low income housing.

This site is on the Fema flood zone map! It's not suitable for housing.



Please reconsider! Paul Dixon Resident [REDACTED]

The main map is an aerial photograph of a residential area. A parcel is highlighted in light blue and labeled with the number 876-034-04. The parcel is situated between Silverado Canyon and Whila. To the right of the parcel is a road labeled THESA WAY. Below the parcel is a road labeled HIDEA. To the right of the parcel is a road labeled BYTHA. The map also shows a road labeled SILVERADO CANYON. The parcel is surrounded by trees and vegetation. The inset map in the top left corner shows the location of the parcel within Santa Ana County, California. The legend in the bottom left corner identifies the inventory categories: HO Overlay (light blue), Rhea Canyon (pink), Coyote Canyon (yellow), Ranning Ranch (green), Santa Ana Country Club (purple), and The Ranch (orange). The scale bar in the bottom right corner indicates distances in miles, ranging from 0 to 0.04.

**Legend**

**Inventory Category**

- HO Overlay
- Rhea Canyon
- Coyote Canyon
- Ranning Ranch
- Santa Ana Country Club
- The Ranch

0 0.01 0.02 0.04 Miles

**From:** Lori galvan [REDACTED]  
**Sent:** Saturday, October 9, 2021 11:44 AM  
**To:** OChousing  
**Subject:** 69 Low-Income Housing Units Planned for Silverado Canyon

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Good morning,

I would like to make a comment about this housing plan of yours for low income housing in Silverado, CA.

What in the world are you guys thinking!?! This land is owned by my neighbor who LIVES on the property it has an actual house on it. Are you guys planning to kick him off his own land? That is by far the most crooked thing you guys could have come up with to find a location that is not in downtown or other locations that have schools and transportation. We don't have buses that come here, you know that right. We have to hospital's near by, closest one is Orange on Chapman. That is a 30 min drive from here. Also, Silverado is next to the forest where all wild life live, deers, bobcats, mountain lions. . . and a whole lot more. You honestly think they can handle that? The roads can barely handle the traffic now, adding this plan will just make it worse. It's not just traffic that we have it bad here, there's no parking here. So, if this goes through, where are you proposing these people are going to be parking? I doubt there's going to be enough parking underneath this structure.

Oh and another note, it's in a f@#king flood zone. Yes, you heard right, a flood zone. Stop and think before you propose s\*\*\* like this. Check to make sure there's no people living on the land first of all and fair warn the community. None of us, including myself, were warned about this. Not one letter, honestly this sounds like shady work. Please end this proposal and find a different location where there's actual transportation for those who actually are in low income. Because more than likely those people will not have any means of transport. Silverado is way too far away from transportation jobs and schools.

Thank you,  
Lori Beyer

[REDACTED]  
[REDACTED]

[Sent from Yahoo Mail on Android](#)

**From:** Hilary Atwood [REDACTED]  
**Sent:** Saturday, October 9, 2021 12:09 PM  
**To:** OChousing  
**Subject:** Proposed Silverado Canyon Low Income Housing

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Whoever is developing these plans has obviously never been to the canyon. Besides the fact that the lot could never support a new septic system, let alone a system for 69 (!!) units, there is no public transportation in our area, the closest bus stop is 13 miles away. There are no job opportunities here. The county doesn't own the property, which is in a flood plain.

It's painfully obvious that our county doesn't actually want to build low income housing and is using these (stupid) plans to pretend they're making progress.

This is just ridiculous. Someone isn't doing their job. This plan is offensive.

Hilary Atwood

**From:** Annie Lozada [REDACTED]  
**Sent:** Saturday, October 9, 2021 12:37 PM  
**To:** OChousing  
**Subject:** 69 low income housing units planned for Silverado

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

APN-876-034-04

I am writing in protest to this ridiculous land zoning adjustment. Property is an old gas station and is located in a 100 year flood plain and within 50 feet of a creek that flows year round, in fact this property backs directly to the creek. The area is also in a very high fire area and the access would cause greater problems during fire and floods. There is no safe way to build any type of high density housing in the location.

--

**Annie Lozada**  
Broker  
DRE#01230406

4 Equestrian Property Inc  
17001 Olive Grove Ln  
Silverado, CA 92676  
BRE# 01989217

**949-500-0600**  
[Ann@4equestrianproperty.com](mailto:Ann@4equestrianproperty.com)

**From:** bobby beyer [REDACTED]  
**Sent:** Saturday, October 9, 2021 8:37 PM  
**To:** OChousing  
**Subject:** Low Income Housing Plan for Silverado Ca

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello,

I'm reaching out as I was notified about the plans for 69 low income housing units for Silverado California. While in principal I agree with the need for these housing units for Orange County, the location suggested doesn't seem like a good fit, first and foremost Silverado building plans are dictated by the sil-mod plan which doesn't allow high density building in this area. The next main issues are more practical in nature than anything else, there isn't infrastructure available in this area to make this a fit, we don't have water main capacity, sewers, roads, schools, grocery stores, or public transportation available within a 10 mile radius as well as the suggested site is within a flood plain, all of these problems would need to be address otherwise this just doesn't seem like it would be a good fit for this location. It would make more sense to me if this was places closer to the toll roads by Irvine Lake where there is likely more infrastructure available closer to the requested build site.

Thank you,  
Bobby Beyer

**From:** jessaronson [REDACTED]  
**Sent:** Sunday, October 10, 2021 1:40 PM  
**To:** OChousing  
**Subject:** Low income housing in Silverado

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

To whom it may concern,

The canyon's isolation from employment opportunities and public services is inappropriate for low income people. Miles from jobs, miles from even a major grocery store, miles from public transportation and miles from medical services make this a challenge. Without a car residents would be stranded and unable to work. With a car there would be additional expense gas to commute.

Another concern is the access roads. Santiago Canyon Road has an unusually high number of vehicular accidents. Until that road can be widened and improved increasing traffic will increase accidents and stress emergency services even more. Silverado Canyon road is notorious for it's accidents. As I write this there have been three auto accidents in the last seven days. In a community as small as Silverado that is unusually high.

Thank you for reading my opinion regarding the Silverado location for low income housing.

Jessica Aronson  
[REDACTED]  
[REDACTED]

Sent from my Verizon, Samsung Galaxy smartphone



**From:** Jay Bullock <JBullock@ranchomv.com>  
**Sent:** Monday, October 11, 2021 5:13 PM  
**To:** Chang, Joanna  
**Cc:** Mike Balsamo; Robin Martindale  
**Subject:** RE: County of Orange - Housing Element Update (Stakeholder Meeting)

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Joanna,

We appreciate the opportunity to review the updated Housing Element. All of the comments and suggestions RMV previously provided have been incorporated. Listed below are just a couple of remaining suggestions:

1. Development anticipated during the 2021-2029 Planning Period (page 227): I would suggest adding the following (see **red text** below):  
“Plans for Rancho Mission Viejo Planning Area 3 is expected to be submitted for approval and is anticipated to accommodate approximately 4,165 units **within the 2021-2029 Planning Period**, 165 of which will be available at the **lower Very Low and Low** income levels.”
2. In addition, I would suggest that the legend for Figures B-1 thru B-20 delete “The Ranch” (since no RMV properties are located on these exhibits). Figure B-21 on page 220 should list “Rancho Mission Viejo” in the legend, not “The Ranch”.

Thank you, Jay

Jay Bullock  
Vice President, Planning & Entitlement  
 RANCHO MISSION VIEJO  
28811 Ortega Highway, Post Office Box 9  
San Juan Capistrano, CA 92693  
[jbullock@ranchomv.com](mailto:jbullock@ranchomv.com)  
mobile: 562-760-6051  
office: 949-240-3363, ext. 215

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**From:** Chang, Joanna <[Joanna.Chang@ocpw.ocgov.com](mailto:Joanna.Chang@ocpw.ocgov.com)>  
**Sent:** Thursday, September 16, 2021 1:10 PM  
**To:** Chang, Joanna <[Joanna.Chang@ocpw.ocgov.com](mailto:Joanna.Chang@ocpw.ocgov.com)>  
**Cc:** Chang, Joanna <[Joanna.Chang@ocpw.ocgov.com](mailto:Joanna.Chang@ocpw.ocgov.com)>  
**Subject:** County of Orange - Housing Element Update (Stakeholder Meeting)

PLEASE EXERCISE CAUTION, THIS SENDER ORIGINATES OUTSIDE OUR NETWORK

**From:** Geoffrey Sarkissian <geoffreysarkissian@gmail.com>  
**Sent:** Wednesday, October 13, 2021 1:07 PM  
**To:** OChousing  
**Cc:** Scott Breeden; Dion Sorrell; Francesca Duff; Geoffrey Sarkissian  
**Subject:** RE: Comments on OC Housing Update from the Inter-Canyon League

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

RE: Comments on County of Orange Housing Element Update 2021-2029

Regarding proposed development of housing located at APN 876-034-04 (28106 Silverado, Canyon Rd. Silverado, CA 92676) I would like to make the following comments on behalf of the Inter-Canyon League (ICL). The ICL is one of the largest and longest running non-profit charitable organization in the rural canyon areas (primarily Silverado, Modjeska and Williams canyons) and we take keen interest in matters that affect our community and rural lifestyle.

Our concerns include the following:

1. Inadequate notice: To my knowledge, no organization or individuals from our canyons was included in the preliminary proceedings leading up to the decision to include the above identified property as a potential development site.

2. No sewer facility: There is no sewer system in the canyons and thus no sewer connection available. All homes and businesses are serviced by private septic tanks and related leech fields.

The property is adjacent to a stream, and it is not possible to construct leech lines to service this many dwelling units within the perimeter of the property without polluting the stream. This would violate existing clean water laws as well as the County's own health regulations regarding sewage disposal.

3. No access to public transportation: There is no public transit available in Silverado. The existing small country market, post-office and cafe does not service the needs of new (or even existing) resident. The nearest shopping center is 10 miles away.

4. Very high fire area: All of Silverado is in a "very high" fire-hazard severity zone as established by Cal Fire.

5. Flood zone: The area proposed is in a flood plain as identified by FEMA, and has been the site of devastating floods and debris flows.

6. Employment opportunity: There is little employment opportunity available within the canyon areas.

Therefore we believe that this site does not meet the legal requirement for additional housing.

Sincerely,  
Geoffrey Sarkissian  
President, Inter-Canyon League

**From:** L.A. Martin [REDACTED]  
**Sent:** Wednesday, October 13, 2021 10:58 PM  
**To:** OChousing  
**Subject:** 69 units in Silverado canyon

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

To whom it may concern:

As a 21 yr resident who built in Silverado with all the strict regulations, living through natural disasters (fires, mud slides, flooding), evacuations, frequent power outages by SCE... I 100% am against building 69 units on 1 acre for any income level. There is no public transportation, limited septic, water, roads, safety and infrastructure. I spoke in support of the development of St Michaels Abbey because they were developing appropriate to their setting. The 69 units is as ridiculous as locating a homeless shelter at the elementary school with no services in a very high fire area. I am not a nimby but I believe this is politically driven or thought up by incompetent pencil pushers.

NO to 69 low and very low income units on 1 acre anywhere in Silverado canyon.

Lori Martin  
[REDACTED]  
[REDACTED]  
[REDACTED]

[Sent from Yahoo Mail on Android](#)

**From:** Joanne Hubble <jahubble@occoxmail.com>  
**Sent:** Thursday, October 14, 2021 2:42 PM  
**To:** OChousing  
**Subject:** Web Inquiry: OC Housing Element

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

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~~~~~  
  
RE: Comments on County of Orange Housing Element Update 2021-2029

Regarding proposed development of housing located at APN 876-034-04 (28106 Silverado, Canyon Rd. Silverado, CA 92676) I would like to make the following comments, in my role as the Chair of the Emergency Preparedness Committee for the Inter-Canyon League (ICL). The ICL is one of the largest and longest running non-profit charitable organization in the rural canyon areas (primarily Silverado, Modjeska and Williams canyons) and I take keen interest in matters that affect our community and rural lifestyle, including Trabuco and Holy Jim Canyons, even though neither group are members of the ICL.

My concerns include the following:

1. **Inadequate notice:** To my knowledge, no organization or individuals from our canyons was included in the preliminary proceedings leading up to the decision to include the above identified property as a potential development site. I only happened upon this information that someone from RSM had posted about online on the NextDoor neighborhood site.
2. No sewer facility: There is no sewer system in the canyons and thus no sewer connection available. All homes and businesses are serviced by private septic tanks and related leech fields.  
  
The property is adjacent to a stream, and it is not possible to construct leech lines to service this many dwelling units within the perimeter of the property without polluting the stream. This would violate existing clean water laws as well as the County's own health regulations regarding sewage disposal.
3. No access to public transportation: There is no public transit available in Silverado. The existing small country market, post-office and cafe do not service the entire needs of new (or even existing) residents. The nearest shopping center is 10 miles away.
4. Very high fire area: All of Silverado is in a "very high" fire-hazard severity zone as established by Cal Fire. It is extremely challenging to find an insurance company other than the State of CA. to insure our homes.
5. Flood zone: The area proposed is in a flood plain as identified by FEMA, and has been the site of devastating floods and debris flows.

6. Employment opportunity: There is little (if any) employment opportunity available within the canyon areas.

7. Silverado Canyon, being "one way in and one way out" may very well not be able to handle all the traffic that said "proposed units" would produce.

Therefore I believe that this site does not meet the legal requirement for additional housing.

~~~~~  
~~~~~

Thank you,  
Joanne

Joanne Hubble  
Emergency Planning, Coordination & Communication  
East OC Canyon Communities  
[jahubble@occoxmail.com](mailto:jahubble@occoxmail.com)  
714.307.4806  
Twitter: @joannehubble  
Ham ~ KM6ZDF

**From:** LINDA UNGER [REDACTED]  
**Sent:** Thursday, October 14, 2021 2:54 PM  
**To:** Chang, Joanna  
**Subject:** OC Housing Plan

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

I would like to lodge my objection to the inclusion of property located in Silverado Canyon as appropriate for low income housing. This property is located along Silverado Canyon Road in close proximity to Silverado Creek. This area uses septic tanks, and there is no way a septic system for high density housing could be installed that close to a waterway. Septic systems are not appropriate for high density housing.

This property is located in the flood plain where new development is not allowed. It is also the site of a former gas station, which may need remediation.

In addition, there are no public services available in Silverado Canyon -- no buses, no public transport of any kind, no outreach services for low income people.

No high density housing is allowed by County planning in this area.

I would inquire how this plot of land could be considered for this purpose.

Linda Unger

[REDACTED]

[REDACTED]

**From:** Mary Urban [REDACTED]  
**Sent:** Thursday, October 14, 2021 3:15 PM  
**To:** OChousing  
**Subject:** Opposition of low income housing in Silverado canyon

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello,

I am writing today as a concerned resident of the canyon where 69 low income housing units are proposed on a 1.04 lot on a flood zone, a one way in and one way out access point, and in entire disregard for the preservation of our beautiful canyon. Besides the fact that this is an extremely HIGH risk fire danger, there are plenty of other places in Orange County for apartment units. Please keep the integrity of our canyons safe and follow the Silverado Modjeska plan laid out as it is. We love our beautiful canyon and cannot see it lost to low income high density housing.

Thank you,

Mary

Sent from my iPhone

**From:** Cressa Cruzan [REDACTED]  
**Sent:** Thursday, October 14, 2021 3:45 PM  
**To:** OChousing  
**Subject:** Web Inquiry: OC Housing Element

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

The plan for affordable housing in Silverado does not make any sense for the following reasons:

1. There is no public transportation in this remote area. The nearest bus stop is over 7 miles away.
2. Septic cannot be closer than 500 feet of the creek. Specifically the property backs to the creek.
3. This is not in conformity with the surrounding land uses. There are no high density properties in this area.

Thank you,

Cressa Cruzan

Sent from my iPhone



**From:** Wendy Esteras [REDACTED]  
**Sent:** Thursday, October 14, 2021 4:58 PM  
**To:** OChousing  
**Cc:** Chang, Joanna  
**Subject:** Web Inquiry: OC Housing Element  
**Attachments:** CountyOfOrangeHousingElementUpdate2021to2029RHNALetter.pdf  
**Importance:** High

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

10/14/2021

Dear County of Orange,

While I heartily approve of increasing affordable housing in our county, the currently proposed plan to include any property that is 10 miles/3.5 hours on foot from the nearest bus stop – parcel 876-034-04 in Silverado Canyon, to be specific – proves that this plan needs further discussion about location selections. Not only is this 42,000 sq. ft. parcel insufficient in size to house 69 low-income units, it is also wholly in a flood plain unsuitable not only for residential living but for the septic system and leech field that will have to be developed to support 69 housing units. Additionally, the closest necessary services – supermarket, elementary through high schools, medical clinics & hospitals, laundromats – are also AT LEAST 10 miles or more from this location.

Certainly, a more suitable location would prioritize the needs of the underserved: it should be much closer to necessary services, like public transportation & bike-safe/walk-safe roads, supermarkets & food pantries, and educational opportunities, job training & medical care. Here in Silverado Canyon, the property owner has just been made aware of the inclusion of his privately owned storage lot in your document, and he has expressed surprise at the thought of this property becoming usable, as he would have done so himself to capitalize on his investment and to improve the community housing situation, were the property viable for development.

If we as a rural community continue to be considered as a potential home for the low-income residents of this county, basic access issues for daily living needs that have never existed here must be addressed.

Sincerely,

Wendy Esterás

25-year resident of Silverado Canyon

**From:** paytoncarolyn1 [REDACTED]  
**Sent:** Thursday, October 14, 2021 5:15 PM  
**To:** OChousing  
**Subject:** Web Inquiry: OC Housing Element

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

I just read that OC is proposing a low income housing in Siverado CA. In our 20 years of living in this canyon we have been evacuated for fires and floods more times then I can count. EVERY TIME it was overwhelming to get out as there is only one way in and ONE WAY OUT!!! There were times when residents were trapped and unable to escape. We were trapped for three days due to mud slides! People have died due to mudslides..

There is NO public transportation anywhere in our area! Current owners can't even developed current owned land in flood plain, why would you suddenly be above the law and be able to develop? I can not find parking just to pick up my mail across the street, where will these residents park? We have had to be transported by ambulance numerous times... it takes at least 30 minutes for an ambulance to arrive. We love our canyon and bought here because of the simple quiet life but this is not the area for large development, PLEASE DO your research for the safety of ALL involved!

Thank you,  
Carolyn and Dan Payton

Sent from my Verizon, Samsung Galaxy smartphone

**From:** Smith, Joanne <josmith@chapman.edu>  
**Sent:** Thursday, October 14, 2021 5:40 PM  
**To:** OChousing  
**Subject:** comments on the draft Housing Element Report

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

I am writing to outline my significant concerns about the plan to site 69 residential units in Silverado Canyon (Figure B-20 in Appendix B, APN 876-034-04). In the following comments I will outline multiple factors that make this proposed project completely impractical. I want to make it clear that I am fully supportive of the creation of new housing for low and very low income families in Orange County. However, this particular site is entirely unsuited for this purpose.

- 1) Relevant prior planning regulations which preclude building this density of housing
  - a) The area is covered by the SilMod Plan and lies within the floodplain.
  - b) The housing would be required to have above ground septic as no new septic systems/leach fields can be built so close to the Silverado Creek and there is no sewage system in the canyon.
- 2) Extreme weather danger
  - a) Silverado Canyon is very vulnerable to our increasingly frequent extreme weather events. I have lived in the canyon for 3 years. During this time I have been under evacuation orders 3 times. These evacuation orders have required me to spend 6 nights in hotel rooms and have forced me to remain at home for an additional 2 days during which time I was not able to leave the canyon. This extreme weather events would put low and very low income residents at particular risk due to lack of financial resources for evacuation. During periods of heavy rain, the canyon creek floods. As you know, during the 1969 flood, flooding and mudslides caused the death of 4 canyon residents. Mudslides have been exacerbated in the past year following the Bond Fire. The extremely high wildfire danger in the canyon results in it being impossible to get fire insurance, except through the California Fair Plan. It is nonsensical for the county to consider building such a high density of units in an area that will almost certainly be damaged by fire/flood in the near future. Additionally, we experience a very high frequency of Public Safety Power Shutoffs due to the high wildfire danger and the tendency for strong Santa Ana winds in the canyon. Most canyon residents have had to purchase emergency generators and other emergency power systems to cope with these very frequent outages. This will not be practical for a high density of vulnerable low income residents, many of whom may have elderly family members who are dependent upon electronic medical devices.
- 3) Road infrastructure
  - a) There is only one road in and out of Silverado Canyon, with a single lane in each direction. There is no sidewalk and no cycle lanes. In the past month alone there have been 3 significant accidents caused by drivers speeding on the canyon road. A young man was killed on the road earlier in the year. This is not a safe environment to place a large number of families with children.
  - b) The design of the road makes evacuation in emergencies challenging. During the Bond Fire, residents had to evacuate by car at 2am in the morning and many had significant difficulties

in accessing the main road from the small back roads due to the multiple vehicles and the emergency services on the main canyon road. If a large number of additional residents are added to the situation, Silverado is at high risk of experiencing a tragedy like the one that occurred in Paradise where the road became blocked and residents were unable to evacuate in time.

4) Other infrastructure

- a) There is no cell phone service in the canyon, other than that accessed via WiFi by residents in their homes. During emergencies and PSPS situations, we lose all cell phone service (and all ability to communicate with the world outside of the canyon). Again, this has the potential for disaster and is highly impractical for very low income residents
- b) There is no public transportation. The closest bus stop is 9 miles away. This will mean that all new residents will have to have cars. There is nowhere to site additional parking for at least 70 new cars in the proposed location.
- c) There are no schools. There are no services except a small post office and a tiny shop. The closest supermarket is 10 miles away.

Yours sincerely

**Jo Armour Smith PhD, PT, OCS (emeritus)**

Assistant Professor

Department of Physical Therapy

**Chapman University**

9401 Jeronimo Rd., Irvine, CA. 92618

[Chapman.edu](http://Chapman.edu)

**From:** begret [REDACTED]  
**Sent:** Thursday, October 14, 2021 5:58 PM  
**To:** OChousing  
**Subject:** OC Housing Element Comments

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

To Whom it may Concern,

I am sure upon further investigation that the Silverado B20 section mentioned in this study will obviously be unsuitable. Tiny parcel, flood plain, far from anywhere, no public transportation, and many other reasons.

Thank You,  
Jennifer Richards.

**From:** Cheryl Estes [REDACTED]  
**Sent:** Thursday, October 14, 2021 7:59 PM  
**To:** Chang, Joanna  
**Subject:** Web Inquiry OC Housing Element

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Public Works,

My husband and I are opposed to the proposed 69 unit low income housing proposed for Silverado Canyon at the intersection of Ladd Canyon and Silverado Canyon Road. Our home is at 28861 Cactus Way, Silverado.

1. There are no services such as public transportation, limited parking availability, and very limited grocery availability.
2. One way in/out makes evacuation due to fires and flood difficult.
3. The intersection of Silverado Creek and Ladd Creek at this exact location makes flooding a 10/10 danger and insurance very limited and expensive!
4. Frequent power outages make life more challenging for anyone living here.
5. Mudslides are probable due to the Recent Bond Fire that started almost directly above the proposed site.

Please reconsider this site recommendation as it brings more problems than solutions!

Sincerely, Michael and Cheryl Estes  
[REDACTED]

Sent from my iPhone

Sent from my iPhone

**From:** Thomas Mueller [REDACTED]  
**Sent:** Thursday, October 14, 2021 9:19 PM  
**To:** OChousing  
**Subject:** comment regarding OC HOUSING ELEMENT

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

During the workshop on September 27<sup>th</sup> I brought up the impact of STRs.  
I was told that there have only been 17 permits since last October.

We all know that those numbers are a joke and are a small fraction of the real number of mostly unlicensed STRs.  
I know at least 3 on my street (Crestwood Lane) that are within view of my property.  
There are certainly hundreds of houses that are either completely or partially rented out short term.

I encourage members of the committee to do more due diligence.  
Several hundred STRs take away permanent housing for well over a thousand residents.

Sincerely,

Thomas  
[REDACTED]

**From:** sasha sill [REDACTED]  
**Sent:** Friday, October 15, 2021 7:12 AM  
**To:** OChousing

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

RE: Comments on County of Orange Housing Element Update 2021-2029

Regarding proposed development of housing located at APN 876-034-04 (28106 Silverado, Canyon Rd. Silverado, CA 92676) I would like to make the following comments as a 38 year resident of the canyon.

My concerns include the following:

1. Inadequate notice: To my knowledge, no organization or individuals from our canyons was included in the preliminary proceedings leading up to the decision to include the above identified property as a potential development site.

2. No sewer facility: There is no sewer system in the canyons and thus no sewer connection available. All homes and businesses are serviced by private septic tanks and related leech fields.

The property is adjacent to a stream, and it is not possible to construct leech lines to service this many dwelling units within the perimeter of the property without polluting the stream. This would violate existing clean water laws as well as the County's own health regulations regarding sewage disposal.

3. No access to public transportation: There is no public transit available in Silverado. The existing small country market, post-office and cafe does not service the needs of new (or even existing) resident. The nearest shopping center is 10 miles away.

4. Very high fire area: All of Silverado is in a "very high" fire-hazard severity zone as established by Cal Fire.

5. Flood zone: The area proposed is in a flood plain as identified by FEMA, and has been the site of devastating floods and debris flows.

6. Employment opportunity: There is little employment opportunity available within the canyon areas.

Therefore I believe that this site does not meet the legal requirement for additional housing. It might be too much to ask, but I sincerely encourage the people that came up with this dumb idea to do a little research first before proposing something like this. It just makes it look like they're in it for job security but don't really wish to do anything effective regarding providing HUD housing.

Sincerely,  
Sasha Sill

[REDACTED]  
[REDACTED]





# AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

October 15, 2021

Joanna Chang, Land Use Manager  
OC Public Works/Land Development Division  
601 North Ross Street  
Santa Ana, CA 92701

**Subject: Draft County of Orange Housing Element Update 2021-2029**

Dear Ms. Chang:

Thank you for the opportunity to review the 2021-2029 County of Orange Draft Housing Element Update. As you know, unincorporated portions of the County are located within the Notification Areas (also known as Planning Areas) for John Wayne Airport and for JFTB-Los Alamitos.

The September 16, 2021 Draft Housing Element Update identifies new housing sites which are located within the notification area for JWA, thereby requiring a submittal to the Airport Land Use Commission (ALUC) for Orange County for a consistency review prior to County Board of Supervisors approval. While the parking lot area of the Santa Ana Country Club property (APN 119-200-21) was identified in the 2013-2021 Housing Element Update as a potential site for housing, the majority of the Country Club site (APNs 119-200-11 and 119-201-21) is now identified as a potential housing site for an additional 435 units. Also, the Back Bay Commercial Center on Irvine Avenue in Costa Mesa (APN 439-101-40) is identified as a potential site for 245 new units. These two locations are of particular concern as they are located within the 60 CNEL contour, and within Safety Zone 6 for JWA.

Please use the Housing Element Submittal Form which is available at <https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>. Complete submittals must be received by our office on or before the first day of the month to be placed on the agenda for the next scheduled ALUC meeting. The ALUC meets on the third Thursday of each month at 4:00 p.m. in the Airport Commission meeting room at 3160 Airway Avenue, Costa Mesa. If you have any questions, feel free to contact me at [lchoum@ocair.com](mailto:lchoum@ocair.com), or Julie Fitch at [jfitch@ocair.com](mailto:jfitch@ocair.com). You may also contact us by phone at (949) 252-5170.

Thank you.

A handwritten signature in blue ink that reads "Lea U. Choum".

Lea U. Choum  
Executive Officer



JOHN WAYNE  
AIRPORT  
ORANGE COUNTY

October 15, 2021

Joanna Change, Land Use Manager  
OC Public Works/Land Development Division  
601 N. Ross Street  
Santa Ana, CA 92701

Dear Ms. Chang,

Thank you for the opportunity to review the County of Orange Draft Housing Element Update 2021-2029. The Draft includes a site inventory assessment, which identifies parcels that can achieve the County's assigned 2021 Regional Housing Needs Assessment (RHNA) for the 2021-2029 planning period. The Santa Ana Country Club (Costa Mesa Island) and the Back Bay Commercial Center on Irvine Avenue in Costa Mesa are in close proximity to John Wayne Airport (JWA) and identified as opportunity sites for future residential development. While the parking lot area of the Santa Ana Country Club property (APN 119-200-21) was identified in the 2013-2021 Housing Element Update as a potential site for housing, the majority of the Country Club site (APNs 119-200-11 and 119-201-21) is now identified for an additional 435 units. The Back Bay Commercial Center is identified as a potential site for 245 new units.

The proposed new residential uses within the Santa Ana Country Club and the Back Bay Commercial Center would be located within the 60 dB CNEL noise contour, Safety Zones and Obstruction Imaginary Surfaces for JWA. Adding new residential sites to the 60 dB CNEL noise contour would subject future residents to aircraft overflight, noise and safety impacts due to the close proximity to the airport. Specific areas that should be addressed within the Draft Housing Element are as follows:

- 1) The Draft Housing Element should discuss the noise and safety impacts to future residents of the housing sites located within the 60 dB CNEL noise contour. Primary concerns of JWA are the ability to ensure the continued operation of the airport and the ability to protect the public from adverse effects of airport noise. JWA requests that the proposed housing in the 60 dB CNEL noise contour be revised to reflect non-residential uses.
- 2) The proposed housing sites within close proximity to JWA fall beneath the obstruction imaginary surfaces for JWA. The Draft Housing Element should emphasize that potential future residents would be exposed to significant aircraft overflights, safety impacts, noise and annoyance as approaching aircraft fly overhead. It has been JWA's experience that residential uses located near aircraft approach corridors generate a significant number of noise complaints from affected residents. The County should give consideration as to how these noise complaints will be addressed should these housing sites be approved.

Barry A. Rondinella  
A.A.E./C.A.E.  
Airport Director

(949) 252-5171  
(949) 252-5178 FAX  
[www.ocair.com](http://www.ocair.com)

3160 Airway Avenue  
Costa Mesa, CA  
92626-4608

- 3) The Draft Housing Element should also discuss safety concerns related to proposing housing sites within the Safety Zones for JWA. Proposed housing sites within the Santa Ana Country Club and the Back Bay Commercial Center have been identified within Safety Zone 6: Traffic Pattern Zone. Locating residential uses within this safety zone would place future residents within close proximity to the airport and locate residential development directly under a general aviation, low-altitude, primary flight corridor.

As the County develops its Draft Housing Element, we ask that compatibility with JWA be fully addressed. Since portions of the County jurisdiction fall within Airport Planning Areas as defined by the *Airport Environs Land Use Plans (AELUP) for JWA*, California Public Utilities Code Section 21760, and the "Notification Area" and Obstruction Imaginary Surfaces" as defined by the Federal Aviation Administration (FAA) FAR Part 77, the County's Draft Housing Element should incorporate language to ensure airport compatibility based upon criteria and policies defined in these plans and regulations.

Thank you for the opportunity to comment on the Draft County Housing Element Update. Please contact Kyle Kotchou, Deputy Airport Director of Facilities Development at (949) 252-5270 or via email at [kkotchou@ocair.com](mailto:kkotchou@ocair.com) should any questions arise regarding these comments.

Sincerely,



Barry A. Rondinella, A.A.E./C.A.E.  
Airport Director

**From:** Cox [REDACTED]  
**Sent:** Saturday, October 16, 2021 10:16 AM  
**To:** OChousing  
**Subject:** Housing in Silverado Cyn

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

To whomever it may concern,  
Multiple Building in Silverado would be disastrous.  
December 2 2020 was so scary when a fire roared through and trying to evacuate all residents with a One Way In, One Way Out situation. We couldn't even stop in time to wake up other neighbors, we were stuck in a very slow line trying to desperately get out with our lives. There has been a few of these scares starting with the 2007 arson fire. This is not the place to be increasing cars and bodies here, they will only increase the chances of death

Sent from my iPhone

**From:** [Angela Epstein](#)  
**To:** [Chang, Joanna](#); [Ralph](#)  
**Subject:** Unincorporated areas housing  
**Date:** Tuesday, October 19, 2021 8:51:52 AM

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Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Joanna,

I am a resident of an unincorporated area, Rossmoor. Our community cannot handle ANY MORE HOUSING! Our streets, stores, parking lots are full and traffic to get to the 605 and 405 freeway is horrible! We will be at this meeting in protest of any new (probably high density) housing. This is not acceptable what is happening to our neighborhoods and cities!

Crime is up as we cram more and more people into small areas.

We must see that in our neighborhood with the density of homes near the freeway, it is causing gridlock throughout the day with cars and kids (many schools in our community footprint!!!! Inside the residential area of Rossmoor!

No more high density housing! We have had enough!!!!

Sincerely,

Angela Epstein  
Ralph Epstein

Sent from my iPhone

**From:** [Lisa Guardi](#)  
**To:** [Chang, Joanna](#)  
**Subject:** Re: County of Orange: Housing Element Update (Planning Commission Study Session)  
**Date:** Tuesday, October 19, 2021 10:37:37 AM  
**Attachments:** [image001.jpg](#)

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**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Rossmoor Community - We are against SB9 and SB10. NO REZONING OF SINGLE FAMILY HOMES.

-----Original Message-----

From: Chang, Joanna <[Joanna.Chang@ocpw.ocgov.com](mailto:Joanna.Chang@ocpw.ocgov.com)>  
To: Chang, Joanna <[Joanna.Chang@ocpw.ocgov.com](mailto:Joanna.Chang@ocpw.ocgov.com)>  
Sent: Tue, Oct 19, 2021 7:58 am  
Subject: County of Orange: Housing Element Update (Planning Commission Study Session)

Dear Community Members,

OC Public Works/OC Development Services invites the community to continue to participate in the planning process to update the County of Orange's Housing Element for the 6th cycle (2021-2029), which serves as a policy guide to address the comprehensive housing needs of the unincorporated areas within Orange County.

We will be hosting a Planning Commission Study Session at **1:30pm on Wednesday, October 27, 2021**. The Study Session will be held at the **Hall of Administration Building (333 W. Santa Ana Blvd, Santa Ana, CA 92702)** to discuss updates, public comments and next steps on the Housing Element Update. Your involvement in this process will help to ensure that the Housing Element is developed collaboratively by taking into account the various perspectives. There will be opportunities to ask questions, share ideas, and provide input.

We would greatly appreciate your expertise and perspective on the goals, policies, and programs set forth in the County's Housing Element Update, and look forward to hearing from you. If there are any questions regarding the workshop or the Housing Element Update, please contact me at (714) 667-8815 and/or [Joanna.Chang@ocpw.ocgov.com](mailto:Joanna.Chang@ocpw.ocgov.com).

***Joanna Chang, Land Use Manager***

OC Public Works | Development Services

601 N. Ross St. Santa Ana, CA 92701 | (714) 667-8815

